

PENN COVE VIEW

LEGAL DESCRIPTION

(Per Auditor's File No. 99014053)  
That portion of Government Lot 1, Section 35, Township 32 North, Range 1 East, of the Willamette Meridian, lying East of a line which runs North at right angles to the South line of said Government Lot from a point on said South line which is midway between the Southwest and the Southeast corners of said Government Lot (as measured along the South Line of said Government Lot). Except that portion described as Short Subdivision of Britton's Estates Division No. 1, recorded July 21, 1971, in Volume 1 of Short Plats, Page 4, under Auditor's File No. 242597, records of Island County, Washington. Except the most Westerly 75 feet thereof. Except any portion lying within Parker Road along the South Line thereof.

BASIS OF BEARING

S87°21'05"E between the SW corner and SE corner of the Short Subdivision of Britton's Estates Division No. 1.

SURVEYOR'S NOTES

THE FIELD CONTROL FOR THIS SURVEY WAS PERFORMED AND THE CORNERS AS SHOWN WERE FOUND BETWEEN JULY 12 & 13, 1999.

SURVEY REFERENCES

**SRI** = Short Subdivision of Britton's Estates Division No. 1, recorded in Volume 1, of Short Plats, Page 4, records of Island County, Washington, Date July 27, 1971.  
**SR2** = Record of Survey, recorded in Book 4, of Surveys, Page 362, records of Island County, Washington, Dated March 6, 1979.  
**SR3** = Record of Survey, recorded in Book 6, of Surveys, Page 136, records of Island County, Washington, Dated April 23, 1986.  
**SR4** = Boundary Line Adjustment, Recorded June 11, 1999 under Auditor's File No. #99014053.

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED WITH A 5 SECOND TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES.

DECLARATION OF EASEMENT

An Easement is established for the Purpose of ingress, Egress, Utilities and to the Town of Coupeville for the purposes of water meter reading.  
A Parcel of Land in the Northwest 1/4 of Section 35, Township 32 North, Range 1 East, Willamette Meridian, Town of Coupeville, Island County, Washington, described as follows:

Beginning at the Southeast corner of the Plat of Britton's Estates Division No. 1, as recorded in Volume 1 of Short Plats, at Page 4, Auditor's file number 242507. Said point also being a point on the northerly Right of Way line of Parker Road. Thence along said Right of Way line S 87° 21' 05" E, 121.68 feet to the True Point of Beginning of the herein described Easement; thence continuing along said Right of Way line S 87° 21' 05" E, 50.00 feet; thence leaving said Right of Way line N 02° 38' 55" E, 19.89 feet; thence along the Arc of a 310.74 foot Radius Non-tangent Curve Right, through a Central Angle of 20° 34' 46" a distance of 111.61 feet to a point which bears N 13° 28' 04" E, 111.01 feet from the last described point; thence along the Arc of a 483.97 foot Radius Curve Left, through a Central Angle of 24° 45' 49" a distance of 209.17 feet to a point which bears N 07° 56' 09" E, 207.55 feet from the last described point; thence N 08° 23' 36" W, 59.30 feet; thence along the Arc of a 286.18 foot Radius Non-tangent Curve Right, through a Central Angle of 28° 22' 05" a distance of 131.70 feet to a point which bears N 09° 29' 19" E, 130.54 feet from the last described point; thence along the Arc of a 228.31 foot Radius Curve Left, through a Central Angle of 17° 15' 21" a distance of 68.76 feet to a point which bears N 13° 23' 00" E, 68.50 feet from the last described point; thence N 00° 53' 11" E, 96.96 feet; thence along the Arc of a 35.00 foot Radius Non-tangent Curve Left, through a Central Angle of 114° 21' 51" a distance of 69.86 feet to a point which bears N 11° 52' 50" W, 58.83 feet from the last described point; thence N 00° 53' 11" E, 22.29 feet; thence along the Arc of a 146.00 foot Radius Curve Right, through a Central Angle of 14° 04' 35" a distance of 92.50 feet to a point which bears N 18° 47' 37" E, 35.46 feet from the last described point; thence N 38° 41' 46" E, 12.40 feet to a point on the southerly line of Lot 1; thence along the southerly line of Lot 1, S 80° 46' 46" W, 17.23 feet to the southwest corner of Lot 1; thence along said Lot line, N 10° 57' 38" W, 16.24 feet; thence leaving said Lot line S 38° 41' 46" W, 36.92 feet; thence along the Arc of a 172.00 foot Radius Curve Left, through a Central Angle of 35° 48' 36" a distance of 107.50 feet to a point which bears S 18° 47' 28" W, 105.76 feet from the last described point; thence S 00° 53' 11" W, 22.29 feet; thence along the Arc of a 35.00 foot Radius Non-tangent Curve Left, through a Central Angle of 24° 21' 51" a distance of 14.86 feet to a point which bears S 58° 39' 11" W, 14.77 feet from the last described point; thence N 89° 08' 49" W, 145.01 feet; thence along the Arc of a 35.00 foot Radius Non-tangent Curve Left, through a Central Angle of 268° 48' 50" a distance of 164.22 feet to a point which bears S 00° 53' 11" W, 50.00 feet from the last described point; thence S 89° 08' 49" E, 144.63 feet; thence S 00° 53' 11" W, 94.66 feet; thence along the Arc of a 178.71 foot Radius Non-tangent Curve Right, through a Central Angle of 16° 36' 57" a distance of 51.71 feet to a point which bears S 13° 34' 22" W, 51.53 feet from the last described point; thence along the Arc of a 336.18 foot Radius Curve Left, through a Central Angle of 26° 46' 48" a distance of 157.13 feet to a point which bears S 09° 15' 13" W, 155.70 feet from the last described point; thence S 09° 23' 36" E, 59.47 feet; thence along the Arc of a 433.97 foot Radius Non-tangent Curve Right, through a Central Angle of 24° 18' 02" a distance of 184.06 feet to a point which bears S 07° 58' 55" W, 182.68 feet from the last described point; thence along the Arc of a 360.74 foot Radius Curve Left, through a Central Angle of 20° 21' 49" a distance of 128.21 feet to a point which bears S 13° 19' 18" W, 127.54 feet from the last described point; thence S 02° 38' 55" W, 20.11 feet to the True Point of Beginning.

OWNER'S CONSENT

Know all men by these presents that the undersigned subdivider(s) hereby certifies that this Plat is made as LEGAL free and voluntary act and deed.

Owner's Signature \_\_\_\_\_ Owner's Signature \_\_\_\_\_  
*Richard Francisco*

Mortgage or Lien Holder's Signature \_\_\_\_\_

NOTE

1. The Town of Coupeville has no responsibility to improve or maintain the private roads contained within or private roads providing access to the property described in this development.
  2. NE Burnham Place is a Private Street.
  3. Open Space Tracts 1 and 2 are Non-Buildable sites. No residential structure, water hookup or septic system shall be approved for either tract.
  4. The Town of Coupeville bears no responsibility for repair and maintenance of the storm drainage, water and sewage disposal systems, nor for the repair and maintenance of NE Burnham Place.
  5. Plat subject to covenants, conditions and restrictions recorded under AKN 20020415.
- RESTRICTIONS**  
1. If homeowners desire access to the water, they will be required to use the 10 foot easement dedicated on the plat.

ADDRESS

Lot 1: 1208 NE Burnham Place  
Lot 2: 1206 NE Burnham Place  
Lot 3: 1204 NE Burnham Place  
Lot 4: 1202 NE Burnham Place  
Lot 5: 1201 NE Burnham Place  
Lot 6: 1203 NE Burnham Place  
Lot 7: 1207 NE Burnham Place

TOWN ENGINEER

Examined and approved this 31 day of October 2000  
*Richard Francisco*  
Town Engineer

TOWN COUNCIL APPROVAL

Approved by the Council of the Town of Coupeville, Washington this 14th day of November 2000

Attest:  
*Richard Francisco*  
Mayor  
*David L. Smith*  
Town Clerk

CLERK-TREASURER

I hereby certify that there are no delinquent special assessments and all special assessments on any the property described are paid in full.  
This 15th day of November 2000  
*David L. Smith*  
Town Clerk-Treasurer

CERTIFICATE OF TITLE

RECORDED NOVEMBER 22, 2000, IN VOLUME 827  
PAGE 1044 UNDER AUDITOR'S FILE NO. 20020415 RECORDS OF ISLAND COUNTY  
WASHINGTON

OWNER WAIVER OF CLAIMS

The Owner grants the Town a covenant releasing, indemnifying and holding harmless the Town from and against all claims, damages, losses and expenses, including reasonable attorney's fees, arising from the construction, operation and maintenance of the improvements.

SURVEYOR'S CERTIFICATE

This plat correctly represents a survey made by me or under my direction in conformance with the requirements of ISLAND COUNTY and WASHINGTON STATE SURVEY RECORDING ACT in the month of October 2000.

*James H. V. Carlsson*  
REGISTERED LAND SURVEYOR  
LICENSE NO. 22095

TREASURER'S CERTIFICATE

All taxes levied which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, including taxes for the current year, 2000.

*Barbara Shorrock, Deputy*  
Island County Treasurer

AUDITORS CERTIFICATE

Filed for record this 23rd day of November 2000, at 1:35 P.M., in 20020415 of Plats, page 199, 200 under Auditor's File No. 20020415 Records of Island County, Washington, at the request of the Island County Plat Administrator.

*James H. V. Carlsson*  
Island County Auditor  
*James D. Walker*  
Deputy Auditor

ACKNOWLEDGMENT


STATE OF Washington )  
COUNTY OF Island )  
This is to certify that on this 25 day of October, 2000, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, appeared James H. V. Carlsson to me known to be the individual(s) described in and who executed the foregoing instrument and acknowledged to me that he signed and executed the same as his free and voluntary act and deed for the uses and purposes mentioned herein.

*James H. V. Carlsson*  
Notary public in and for the state of Washington  
residing at Free land

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )  
This is to certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 2000, before me, the undersigned, a notary public in and for the State of \_\_\_\_\_, duly commissioned and sworn, appeared \_\_\_\_\_ to me known to be the individual(s) described in and who executed the foregoing instrument and acknowledged to me that \_\_\_\_\_ signed and executed the same as \_\_\_\_\_ free and voluntary act and deed for the uses and purposes mentioned herein.

Notary public in and for the state of Washington,  
residing at \_\_\_\_\_



**JPDatum Pacific, Inc.**  
Civil Engineers and Land Surveyors  
P.O. Box 306  
Coupeville, WA 98230  
(360) 678-6363  
Fax (360) 678-6366

**ISLAND COUNTY**

**PLAT OF A PORTION OF THE TOWN OF COUPEVILLE BEING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SEC. 35 TWP. 32 N., RNG. 1 E., W.M.**

**WASHINGTON**

F.B. No.: 4-17; Pg: 60-61; 4-18; Pg: 28-39

APPROVED BY: KNC DRAWN BY: RLS

FOR: Richard Francisco

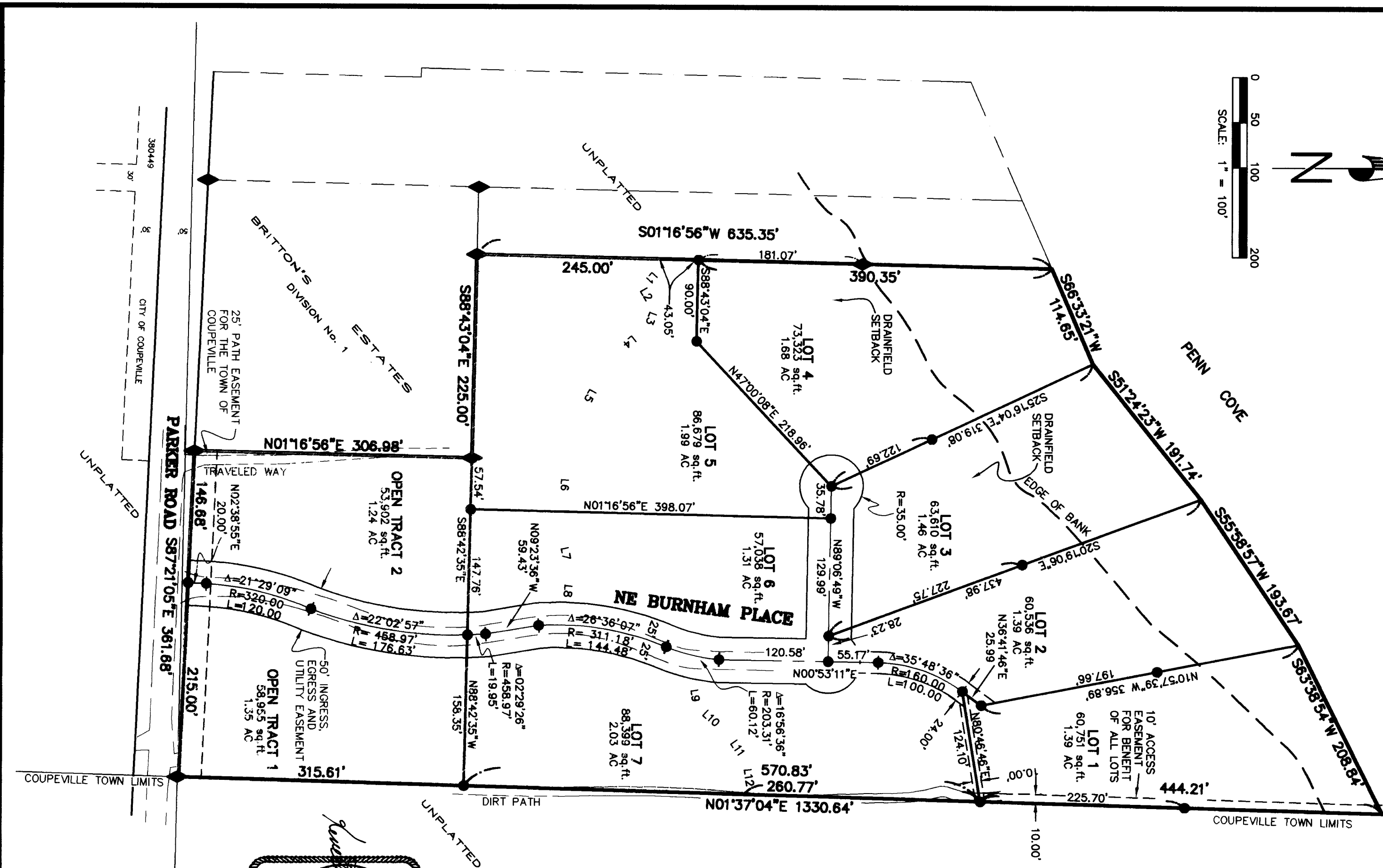
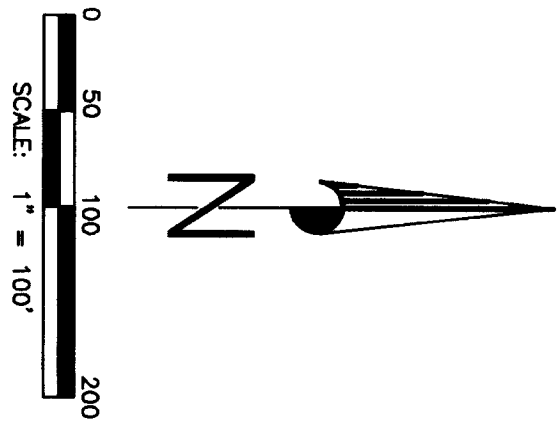
6318PLAT.dwg 10-24-00 311x45 pmpjt

SCALE: 1" = 100'

336 3430

PENN COVE VIEW

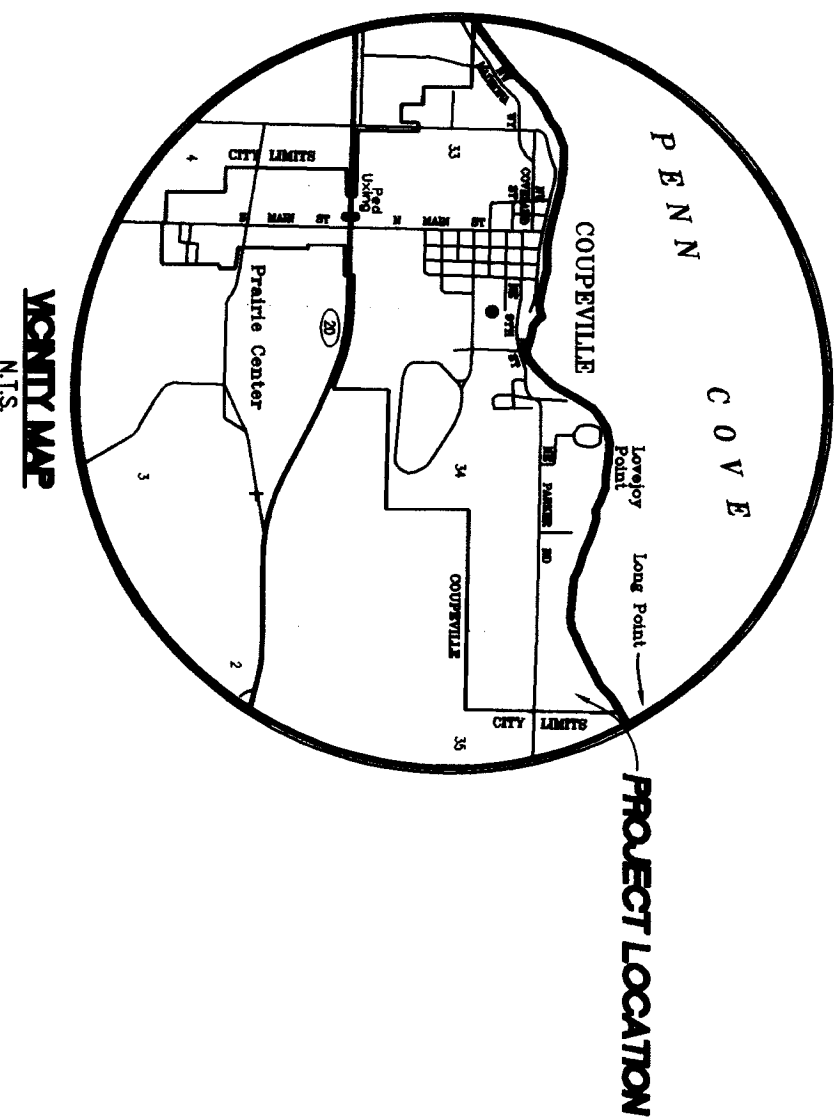
PLAT No. 98/01 R13235-453-1030



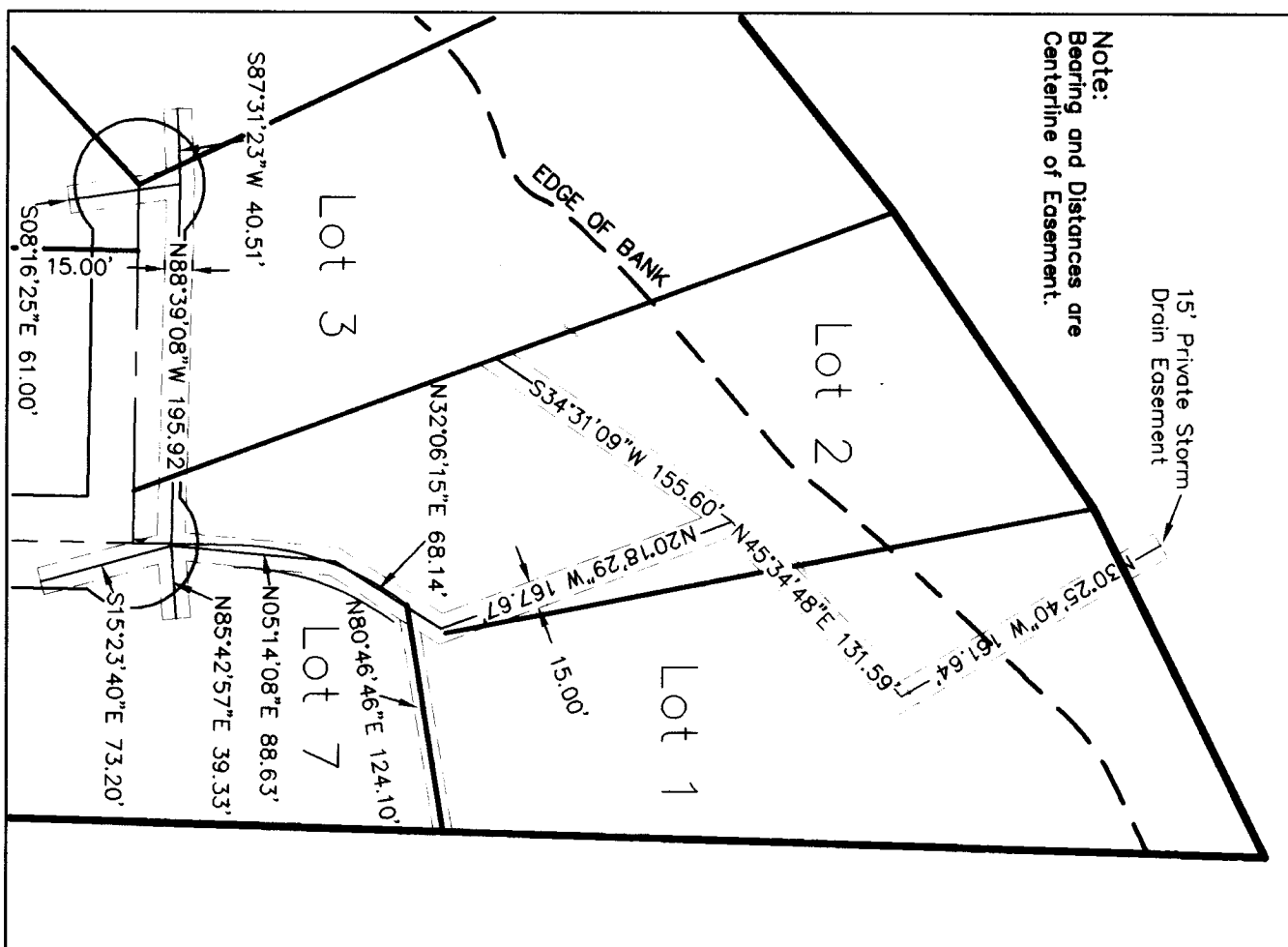
**LEGEND**

- = SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "LS 22095"
- ◆ = PROPERTY CORNER FOUND AND HELD AS NOTED
- [ ] = LATITUDE AND DEPARTURE FROM TRUE CORNER POSITION
- = WATER LINE
- = NOT PERMITTED TO CUT TREES IN THIS AREA

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.12	S47°25'02"E
L2	28.92	N59°38'43"E
L3	15.38	S70°09'45"E
L4	49.29	S39°24'15"E
L5	105.99	S60°30'35"E
L6	112.14	S87°11'22"E
L7	45.15	N78°51'16"E
L8	30.08	S83°38'06"E
L9	35.34	N81°49'12"E
L10	49.79	N42°37'11"E
L11	33.80	N56°10'19"E
L12	32.06	N82°00'44"E



Private Storm Drain Easement Detail  
Not To Scale



Note:  
Bearing and Distances are  
Centerline of Easement.

SHEET 1 OF 2

**Datum Pacific, Inc.**  
Civil Engineering and Surveyors  
P.O. Box 308  
404 N. Main St.  
Coupeville, WA 98230  
(360) 678-6363  
Fax (360) 678-6366

**ISLAND COUNTY**

F.B. No.: 4-17; Pg: 60-61, 4-18; Pg: 28-39

APPROVED BY: KVC

DRAWN BY: RLS

6918PLAT.dwg 10-24-00 3:11:45 pm/PJT

SCALE: 1" = 100'

**WASHINGTON**

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COUPEVILLE BEING IN THE NORTHWEST 1/4 OF  
THE NORTHWEST 1/4 OF  
SEC. 35 TWP. 32 N., RNG. 1 E., W.M.